

Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association
www.Parkfairfax.info

December 2018
Volume 40, Issue 12

Parkfairfax Launching New Work Order System

An Online Portal to Submit and Track Status of Requests

The Board and Management have been looking at ways to improve our customer experience for all owners when it comes to work orders and reporting of property maintenance issues. We have a very large community and keeping residents informed about the status of the hundreds of requests that come in has been a challenge with limited staff. So we are pleased to announce the coming launch of a new online portal for maintenance work order requests. Starting January 1, 2019, Parkfairfax will use **Buildium**, a leading community maintenance work order solution. The easy and user-friendly portal is a secure site that provides convenient 24-hour access to your maintenance requests from anywhere with an internet connection.

With Buildium, residents will be able to submit maintenance requests online 24/7, upload images, documents and attach videos directly from their desktop, phone or tablet, view the status of an existing work order or review the work order history for their unit, and perhaps most helpful receive email notifications when a maintenance request has been received, assigned to a technician and completed.

Residents who currently have an email address on file will receive a welcome email on January 1, 2019 that will include login credentials to access the portal. This means it is important that you call or email the Association office to ensure we have a current email address on file. If you do not receive an email in early January, please contact Sarah Clark at sclark@parfairfax.info.

We hope you take advantage of the new service, as the Board has been taking a lot of feedback to make this investment to improve our service to and communication with the owners and residents. As always, please reach out to the Association office with questions.

Covenants Committee Member Needed

There is one open spot for appointment at the December 12, 2018 Board meeting. If interested, please contact Sarah Clark at sclark@parkfairfax.info no later than December 7, 2018.



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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

www.Parkfairfax.info

BOARD OF DIRECTORS

Scott Buchanan, Ward IV, *President* ♦ BuchananWard4@gmail.com, *Term ends 2020*

Kathy Schramek, Ward III ♦ Kathy.PF.Ward3@gmail.com ♦ 703-998-5771 ♦ *Term Ends 2020*

Anna Fernezian, Ward II, *Treasurer* ♦ anna.parkfairfaxuoa@gmail.com ♦ *Term Ends 2019*

Rich Moha, At-Large, *Secretary* ♦ richtc2@gmail.com ♦ *Term Ends 2020*

Dan Courtney, At-Large Representative ♦ Dancpf2017@gmail.com ♦ *Term Ends 2021*

Susan Cox, Ward I, *Vice President* ♦ susancox91@gmail.com ♦ *Term Ends 2021*

Robin Woods, Ward V ♦ robinwoods@comcast.net ♦ *Term Ends 2019*

James Konkell, At-Large Representative ♦ PFX@ourivycottage.com ♦ *Term Ends 2019*

Nicholas Soto, At-Large Member ♦ NSotoParkfairfax@gmail.com ♦ *Term Ends 2021*

*All Board Members, the General Manager and the Assistant General Manager can be contacted by emailing BoardofDirectors-Mgmt@Parkfairfax.info

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Meetings begin at 7 p.m. at the Association Office. The meeting agenda is posted on the bulletin board outside of the main office. Board package material is available for residents to review at the Association Office and website.

COMMITTEE CONTACTS

Activities Committee Chair: Karen Elsbury - kelsbury@comcast.net

Building and Utilities Committee Chair: Suzanne Salva - suzannesalva28@gmail.com

Community Outreach Committee Chair: Janet Schrader - jschrade_us@yahoo.com

Covenants Committee Chair: Yvonne Zecca - yzdue2@earthlink.net

Finance Committee Chair: Margaret Foxwell - m.foxwell@comcast.net

Landscape Committee Chair: Robin Davis - sororobin@gmail.com

Recreation Committee Chair: Nicholas Soto - nicksoto2001@yahoo.com

Transportation and Land Use Committee Chair: Bob Gronenberg - bob2@comcast.net

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to: dcross@parkfairfax.info.

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board.

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

KPA Management 6402 Arlington Blvd
Suite 700
Falls Church, VA 22042

Phone: 703-532-5005
Fax: 703-532-5098

MAIN OFFICE:

General Manager

Mark Miller, ext 101
MMiller@Parkfairfax.info

Assistant General Manager

Sarah Clark, ext 102
SClark@Parkfairfax.info

Administrative Assistant/Newsletter/ Covenants Director

Dana Cross, ext 104
dcross@parkfairfax.info

Service Coordinator

Belinda Jones, ext 106
bjones@Parkfairfax.info

USP/Service Coordinator

Jennifer Jett-Bowling, ext 103
jjett-bowling@parkfairfax.info

Service Coordinator

Arjay Lancaster, ext 100
rlancaster@parkfairfax.info

HOURS:

Monday - Friday: 8:00 a.m. - 5:00 p.m.
2nd Saturday: 9:00 a.m. - 12:00 p.m.

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander
AAlexander@parkfairfax.info

Guy Andrew
gandrew@parkfairfax.info

1200 W. Glebe Road
Phone: 703-578-3427
Fax: 703-578-9785

HOURS:

Monday - Friday 7:00 a.m. - 3:30 p.m.

After Hours Emergency Number:

1-866-370-2977

Onsite Police Officer - Brian Fromm:

Brian.Fromm@Alexandriava.gov

November Board Meeting Highlights:

- The Board PASSED a motion to approve the October 2018 Reserve Expenditures in the amount of \$278,933.37.
- The Board PASSED a motion to purchase a key control system from KeyTrac in the amount of \$59,879.42 cents and purchase a software and maintained plan for an additional \$346.01 a month for 60 months.
- The Board PASSED a motion to sign a contract with Vote-Net in the amount of \$3712 to provide electronic voting services for the 2019 Annual meeting.
- The Board passed a motion to accept a payment plan from an owner delinquent on their condo assessments.

Elections Committee Needs Volunteers

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three unit owners no later than 90 days prior to the Annual Meeting.

The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Sarah Clark at sclark@parkfairfax.info no later than December 7, 2018.

Christmas Tree Disposal

The Landscape Crew mulches all discarded Christmas trees through the “chipper” at the Maintenance Yard. This keeps disposal costs down, and makes pine chips available for erosion projects, and etc. Please bring your tree down to the Yard if you can and look for the area next to the chipper (with all of the other Christmas trees or you can be first!); if you are not able to bring your tree to the Yard, you can leave it at curbside near your building by 1pm, Monday through Friday.



Parking Policy: Holiday Reminders



As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

Winterization of hose bibs/ wall hydrants



Parkfairfax staff continues replacing (or converting) outside hose bibs (wall hydrants) with a “freeze-less” valve (Woodford Model 19). Once installed, this valve will not require the annual winterizations that have been necessary over the past 60+ years. However, the “freeze-less” design will not prevent trapped water from freezing within the valve body, **so we ask that all hoses be disconnected over the winter.** This changeover creates a significant added workload for the in-house plumbing staff. Staff will valve-off all unconverted hydrants as scheduled this November. Then beginning in February/March 2017 a newsletter article will announce that wall hydrants will be turned on by resident request and maintenance personnel will have to enter the unit to change the hydrant to a new, freezeless type. Once a work order has been made, maintenance staff will install the requested hydrants in turn.

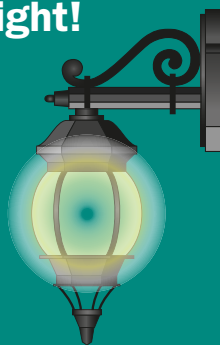
Holiday Trash Schedule

There will be **NO** trash pickup on the following Federal Holidays:

Thanksgiving Day • Christmas Day • New Year’s Day

Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.



Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

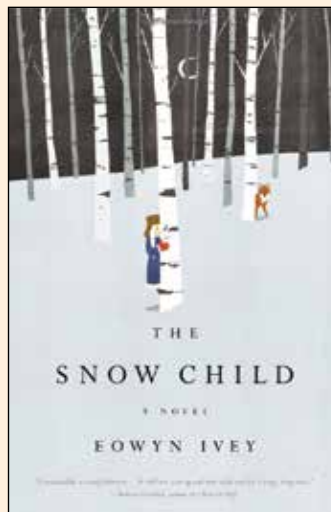
Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell– so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.

BOOK GROUP: *The Snow Child*

By Eowyn Ivey

WHEN: Tuesday, December 18, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road



Alaska, 1920: a brutal place to homestead, and especially tough for recent arrivals Jack and Mabel. Childless, they are drifting apart--he breaking under the weight of the work of the farm; she crumbling from loneliness and despair. In a moment of levity during the season’s first snowfall, they build a child out of snow. The next morning the snow child is gone—but they glimpse a young, blonde-haired girl running through the trees.

This little girl, who calls herself Faina, seems to be a child of the woods. She hunts with a red fox at her side, skims lightly across the snow, and somehow survives alone in the Alaskan wilderness. As Jack and Mabel struggle to understand this child who could have stepped from the pages of a fairy tale, they come to love her as their own daughter. But in this beautiful, violent place things are rarely as they appear, and what they eventually learn about Faina will transform all of them.

We will have light refreshments, but feel free to bring something to share!

The group meets on the third Tuesday of every month, everyone is welcome. For information, contact Emily Hovind at emhovind@hotmail.com.

DECEMBER USP SPECIAL

Water-saving Toilets

(Includes wax ring, supply tube, bolts & labor)

1. Premier Toilet, elongated bowl and comfort height, 1.28GPF \$215.00
2. Gerber Toilet, 1.6 GPF \$200.00





MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

2018 Accomplishments

As we the year ends, we would like to share a brief recap of accomplished work throughout the property. Many upgrades have been completed and many are still in progress.

Building Infrastructure

- **Water supply line replacements:** 135 buildings completed. We eliminated many locations where leaks from the old pipes had caused interior damages including mold issues.
- **Crawlspace abatement:** 127 buildings completed.
- **Composite trim replacement:** 47 buildings completed. We will be ramping this program up in the 2020 budget cycle.
- **Stainless Steel Gutter Guards:** 130 buildings completed. Eliminates annual cleaning resulting in a labor savings of \$60,000. We are on track to complete the entire property by 2020.
- **Ward 1 painting cycle was completed.** We replaced many areas of damaged trim this year.

Exterior Infrastructure

- **Sanitary sewer lines:** From June 1st to the present, over 2500 linear feet have been replaced, eliminating backups and failures.
- **Storm drain lines:** Over 2000 linear feet were either replaced or added. Many locations were connected via new lines which has eliminated many areas where drainage was poor, and flooding was constant.
- **Erosion Control:** Both Parkfairfax staff and contractors have completed installations of new walls, timber and brick, added drains and swales to eliminate water run off away from buildings and walkways.
- **Roofs:** The Association currently funds the repairs based on the reserve study recommendations. Although our roofs are in serviceable condition, we have begun to repair larger areas instead of just cracked tiles to fully eliminate repetitive

issues. In the upcoming budget for FY2020 we have increased this line item to reflect that and will do so for the next several years.

- **Waterproofing:** Corners, foundation walls of lower units and stoop areas are being addressed with more frequency.

Landscaping

- **Turf:** We continue to restore turf throughout the property. We do prioritize based on conditions that affect the buildings and walkways. We have been working off a list of locations that was developed from site inspections and residents' inquiries. We also covered more area than previous years with the annual aeration and over seeding services performed by Community Landscaping. We will revisit several areas in the spring to access the fall work. And we would like to thank all the residents who assisted in keeping areas watered.
- **Trees:** To say the least, this is an ongoing battle. We began the FY2019 budget cycle in June by surveying all wards to prioritize based on hazardous conditions first. The vast amount of rain so far this year (55 inches plus) has caused not only tremendous growth, but saturated both the ground and limbs causing the toppling of many older larger trees and limbs crashing down. We are happy to report that we have only experienced some minor damages to roofs or buildings. This was tied into our aggressive pruning approach over the last 3 years. Great attention was placed along wood lines this years and overhanging limbs as well.
- **Shrub Pruning:** Although the landscape contract calls for different cycles of pruning, here also the wet weather caused major growth and we have in some areas (especially privet hedges) pruned 4 times and in several cases even more. CLS has continued through November where needed.
- **Leaf Removal:** We contract for 4 complete rounds beginning in November and running into February, basically one per month. However, CLS will do spot areas as needed for safety and liability issues, especially walkways and parking inlets. Please alert us if you are concerned about leaf build up.

The Association Board, management and our dedicated staff are committed to keeping Parkfairfax moving forward and continuing to make this the best place to live in metro area.

And in the words of the great Charles Dickens...

The year end brings no greater pleasure than the opportunity to express to you season's greetings and good wishes.



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2018 Parkfairfax Upcoming Activities

Santa Open House—Santa's Coming!



**Sunday
December 2, 2018**

3:00pm to 5:00pm
Parkfairfax Party Room
3360 Gunston Road

Join your neighbors and enjoy holiday treats, while the kids have their picture taken with Santa!

Stay tuned for more exciting activities announcements for 2019 from the

**Parkfairfax
Activities Committee**

The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Party Room (Mgmt Office), 3360 Gunston Road.

A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you are going to be away from home for any period of time this winter, please:

- Make sure your heaters are in good working order
- Make sure that there is ample heat in your unit, especially at your kitchen and bathroom
- Leave your baseboard and wall heaters "on" at least the "2" level
- Leave your kitchen and bathroom doors open
- Open the doors to any cabinets that house water piping or shut off valves (this is very important during periods of cold weather)
- Have a neighbor check on your unit periodically
- Make sure the Maintenance Office has an emergency key to your unit "just in case" (and as required by the Association's governing documents)



Scheduled Preventive Maintenance

The maintenance crews continue cleaning fallen leaves from our gutter system where rhino guard has not been installed. This project may be impeded by inclement weather, so time is of the essence. All residents are asked to please be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is the first step in sound water management of the building's foundations. Clear gutters and downspouts also help to prevent storm water and snow melt from entering units from overflows.

Snow Removal

Here's the season's first reminder: Staff is responsible for clearing all common element walks (walks that serve more than one unit). Each resident is responsible for clearing that portion of the walkways that serve only their unit. Residents who are unable to clear their own entry walks due to physical impairment may complete the "Request For Snow Removal Assistance" form and return it to the main office. This form may be found in this newsletter, or at the main office. Please note that last year's "assistance lists" will not be used. If you require this type of assistance again this year, you must submit a new form. We cannot make any exceptions.

2018/2019 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

**This request must be renewed each year!
All prior years requests have been destroyed!**

Please return this completed form to:
Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.



IMPORTANT: Read This If You Have an Attic Level Ceiling...

Over the years, a small but significant number of attic level ceilings have loosened from their joists, and in some extreme cases have fallen. These attic level ceilings may become unattached from the joists/ceiling structure for many different reasons, roof leaks, improper storage by residents, a possible misstep of a past resident, vibration or workman in the attic that may have loosened the ceiling below from its anchors; and, over time, a ceiling may finally simply yield to gravity. We have not been able to determine the cause of the failure in every instance.

As a precaution, we ask that each resident be watchful particularly of attic level ceilings; and especially if it appears that an attic level ceiling may be "sagging" down, in towards the unit. There are some things you can do to make sure your attic level ceiling stays in good shape. You should make certain that everything in the attic is being supported by the joists (the beams that the ceiling is nailed to). Nothing should be placed directly on the thermal insulation between the joists. Boards (or plywood) can be set on top of the joists to provide a more uniform platform for setting items on. Ceiling fans (or anything else attached to the ceiling) should be attached to the wooden joists, not just hanging from toggle bolts punched through the plastered ceiling. Anyone walking in the attic should stick to the catwalk down the center of the attic. It is potentially dangerous to step off of the catwalk onto the tops of the joists; if your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or at some time in the future. Avoid jarring/construction types of activities in the attic.

Do not use the attic above your unit as a work room. If you put flooring down, do not attach it to the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance to fully evaluate the attachment of the ceiling to the underside of the joists in the future. Storage should not result in making it impossible to safely move around on the provided catwalk; if you are off balance moving around, you might step on the wrong spot and damage or loosen the ceiling. Any significant modifications in the attic require Covenants approval.

If you have any reason to suspect that your attic level ceiling might be coming loose from the ceiling joist, or if you would like Maintenance to inspect it as a precaution, please call 703-998-6315 to have a work order generated for this free service. Please keep in mind that excessive storage in your attic may prevent staff from performing an effective inspection.

Please Have a happy and safe Holiday Season!



Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



FedEx: http://www.fedex.com/ca_english/track/

UPS: http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav

USPS: <https://tools.usps.com/go/TrackConfirmAction!input.action>

DHL: <http://www.dhl.com/en/express/tracking.html>

- Always lock your doors when leaving your home
 - Be neighborly—take a moment to get to know your neighbors
 - Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911 for emergencies** or **703-746-4444 for non-emergencies.**



Have a great holiday season!

CLASSIFIEDS

HEALTH & WELLNESS

Luxurious In-Home Massage:

Enjoy a restorative massage in the comfort of your home by an experienced, fully licensed Parkfairfax therapist for a very affordable price. Therapeutic and relaxing 70-minute massage for \$70.

First-time special: 90 minutes for \$80. Call Mark Herrenbruck, Encore Massage (703-987-0283).

Luminance Healing Arts LLC:

Physical therapy for women, athletes, and dancers. Mara specializes in manual therapy and exercise prescription to facilitate healing and give you tools to prevent future occurrence. Call 703-966-3095 for more information. www.luminancept.com

NAMASTE: Looking to learn Yoga?

Increase your yoga skills? Practice yoga at home with tailored asanas? And/or how to meditate? Call Francisca 703-399-4532. www.facebook.com/warriorsevenyoga. www.warriorsevenyoga.com. Licensed and insured.

King Street Chiropractic Wellness

Center offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation.

www.kingstreetwellness.com

HOME IMPROVEMENT

Mario's Home Improvement:

Licensed Class A. Interior painting. Drywall and plaster repairs. Wallpaper removal, carpentry, electrical panel. Ceramic tile, complete kitchen and bath remodeling, granite counter tops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

Quality is my Specialty:

Baltic Construction specializing in kitchen, bathroom remodeling and full handyman services. VA licensed, bonded, insured. Over 20 years of experience. Many repeated Parkfairfax clients. Call Boris: (949)289-3489 www.balticconstruction.net.

Witt Construction: Kitchens, baths, built-in cabinetry and design consultation. Licensed/Insured. 703-626-6429. garywitt44@gmail.com.

Kitchen and Bath Remodel: Home Improvement, Kitchen and Bath remodel, Interior Painting, Tile, Flooring, Carpentry, Drywall and more! Va. Class A lic., Insured . Reliable, Great References, 25 years local expertise! Joel Riggs Home Repair Services 703-929-4676.

Kitchen and Bathroom Remodeling: Class A Virginia Contractor. Allegro LLC 703-314-1287. info@allegroLLC.net, www.allegroLLC.net.

Chelsea Paint and Paper:

Professional, neat, clean, reliable, references available. Free estimates. Interior painting, wallpaper removal/hanging, drywall/plaster repairs. 25 years of experience. Licensed, bonded and insured. Call Steve Chute at 703-912-1450 or 571-216-9338.

Home Remodeling and Repairs:

From floor to ceiling, we update and remodel kitchens, bathrooms or any room. Also provide handyman services to include plaster, paint, plumbing, tile and more. More than 20 years Parkfairfax experience. Great rates! Morning-Star Plumbing Plus, plumbinghopeplus2@gmail.com, 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

Hunters Home Improvement:

Painting/Plastering – Color Specialist – All Carpentry – Refinishing Hardwood Floors, Replacing

Windows & Storm Doors – Face Lift a Bath & Kitchen. Will take you shopping. Help w/ all paperwork. Obtain all permits. 36 years service PKF. Kathleen Hunter, 703-618-1967.

DLC Electrical Contractors, LLC:

Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblessing4me@gmail.com.

Latworks-Carpentry and Handy

Work: 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

HOUSE CLEANING

House Cleaning Services: With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 Johanna and Mauricio- dulahu@msn.com.

Flor's House Cleaning Service:

Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

B&A CLEANING SERVICES:

26 year's experience and owner operated. References available, Special SPRING rates. We bring our own supplies and equipment. For free estimate call 703-501-9007 or e-mail bc42happy@gmail.com.

PET/PLANT SERVICES

The Garden Contessa: Former owner of Contessa's Garden and Gift in DelRay is offering appointments for gardening projects in November and December, weather permitting. Contact CONTESSA/text: 703-548-1882. Why not plan ahead? Make your appointment now for April/May 2019. Current project photos - before/after are available. No project is too small.

Pet & Plant Care by Gerri, LLC.:

Reliable, loving care for your dogs, cats, rabbits, birds, or fish. Pet sitting, playgroups, walks, feedings, medications, Indoor/outdoor plant care. Established 1999 by 19-year Parkfairfax resident; bonded and insured. Competitive rates; flexible arrangements. Call 703-379-7719.

Let me take care of your pets & plants: Parkfairfax resident who loves animals. Grew up with German Shepherds and now has a kitten and plants. Has done a lot of fundraising for the Humane Society. Love to watch your pets and water your plants while you are away. Price negotiable. Also available for dog walking. Call Marlene at 703-963-4505.

MISCELLANEOUS/ SERVICES

Bonjour! Paris anyone? Need to pass a proficiency exam? Want a tutor for your child? I have a Ph.D. in French, thirty years teaching experience, specialize in test prep and am here in Parkfairfax! Information and testimonials at FrenchinDC.com and the French in DC Yelp page. Text or call 703-869-8826 or email melissa@FrenchinDC.com

Rodan & Fields Premium Skincare: Contact me for a complimentary mini facial package! Marlene Hall 703-963-4505 marlenehall@gmail.com.

Parkfairfax Parents Group: All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

REAL ESTATE FOR RENT

Beautiful Two Bedroom: Two story bayfront end unit Madison model. Lots of light. Upgraded kitchen and bathroom. Washer/dryer, dishwasher. Ceiling fans. 703-505-3210. \$1995.

3652 Gunston Road: 3 bedroom unit with washer/dryer, dishwasher, upgraded kitchen, ceiling fans in bedrooms, space-savers in every closet and walkout patio. Available immediately. \$2250.00 Contact Tom or Ellie at 703-519-5260.

3508 Gunston Rd.: “Vixen” Two bedroom Madison model. Washer and dryer. Ceiling fans. Washer and dryer. Updated kitchen and bath. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3425 Martha Custis Dr.: “Prancer” Two bedroom PATIO Washington model. Updated kitchen and bath. Lovely patio. Good location. Very nice condition. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3533 Valley Dr.: “Dancer” Two bedroom Bayfront Madison model. Open Kitchen Design. Stainless appliances, granite countertops. Custom built-ins in dining area. Gleaming hardwoods on main level. Jetted tub in bathroom. Verdant parkland views in all directions. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

1300 Martha Custis Dr.: “Dasher” High-end natural wood kitchen cabinetry, granite countertops, stone flooring. Hardwood floors, washer/dryer in bedroom. PATIO! Near pedestrian bridge to Shirlington, you’ll love it! Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

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3610 Tupelo Pl (Ft. Williams Park): “Rudolph” Three bedrooms, two bathrooms. Almost ½ acre of lawn. 11 zone in ground irrigation system. Updated throughout. Three fireplaces. Oversized one car garage. Family room. Sunporch. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3438 Martha Custis Dr.: “Blitzen” Sunny treetop two bedroom Monroe model. Updated kitchen. Stacked washer/dryer. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3578 Martha Custis Dr.: “Donner” Sleek contemporary one-level flat, public transportation out your front door, stroll to Shirlington’s shops, theaters and restaurants. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3704 Lyons Lane: “Comet” Bright updated Madison 2 bedroom, 2 levels. Sleek white kitchen, Gleaming Hardwoods, Stacked washer/dryer. Steps to Dash bus and Footbridge to Shirlington. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

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So many of you have stopped by my Open Houses this year, just to say hello or check out the renovations. Your feedback is always appreciated and helpful towards our common goal of continuing to improve the value of our community. I've enjoyed watching you jump into my conversations with potential buyers and start talking about all the reasons why Parkfairfax is far and above the best opportunity in Northern Virginia. Nothing sells better than the positive enthusiasm of a current homeowner.

I thank you for being my friends. You have always made me feel welcome and part of this wonderful community.

During this season we remember the special people who have positively touched our lives. To all of you, for all you have done for me, I am truly grateful.

I wish you the best that this beautiful season has to offer. Happy and safe holidays and a prosperous and exciting New Year!



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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2 Santa Open House 3pm – 5pm	3	4 Activities Committee Meeting 6:30pm	5	6	7	8 Office open 9am – 12pm
9	10 75th Anniversary Committee Meeting 6:30pm Newsletter Submission Deadline	11 Covenants Committee Meeting 7pm Recreation Committee Meeting 7pm Transportation & Land Use Committee Meeting 7pm	12 Board Meeting 3360 Gunston Road 7pm	13 Large Item Pick Up	14 Office closing at 12pm	15
16	17 Finance Committee Meeting 7pm	18 Book Club 7pm	19	20 Landscape Committee Meeting 7pm	21	22
23	24 Office Closed	25 Christmas Day! Office Closed No trash pick-up	26	27 Large Item Pick Up	28	29
30	31 New Year's Eve! Office Closing at 3pm	1	2	3	4	5